

## Section 4.4.6. Residential Estate - 1 Zone (RE-1)

### A. Intent Statement

The intent of the RE-1 zone is to provide designated areas of the County for large-lot residential uses. The predominant use is residential in a detached house.

### B. RE-1 Zone, Standard Method Development Standards

	<b>Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone</b>
<b>1. Lot and Density</b>	
<b>Lot (min)</b>	
Lot area	40,000 SF
Lot width at front building line	125'
Lot width at front lot line	25'
<b>Specification for Lot</b>	
a. Lot width at the front building line and setback requirements may be reduced under Section 4.4.3.	
<b>Density (max)</b>	
Density (units/acre)	1.09
<b>Coverage (max)</b>	
Lot	15%
<b>2. Placement</b>	
<b>Principal Building Setbacks (min)</b>	
Front setback	50'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'
Side setback	17'
Sum of side setbacks	35'
Rear setback	35'

Section 4.4.6.B. RE-1 Zone, Standard Method Development Standards (cont'd)

<b>2. Placement</b>	<b>Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone</b>
<b>Accessory Structure Setbacks (min)</b>	
Front setback	80'
Side street setback, abutting lot fronts on the side street and is in a Residential Detached zone	50'
Side street setback, abutting lot does not front on the side street or is not in a Residential Detached zone	20'
Side setback	15'
Rear setback, on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12'
Rear setback, if not otherwise addressed	10'
<b>Specifications for Accessory Structure Setbacks</b>	
Any accessory building or structure used for the housing, shelter, or sale of animals	
a.	or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.
Any accessory structure on a lot or parcel abutting a national historical park	
b.	must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.
c.	In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.
d.	The maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater. Buildings for an agricultural use are exempt from this size restriction.
<b>3. Height</b>	
<b>Height (max)</b>	
Principal building	50'
Accessory structure	50'

<b>4. Form</b>	<b>Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone</b>
<b>Allowed Building Elements</b>	
Gallery/Awning	n/a
Porch/Stoop	yes
Balcony	yes
<b>5. Buildings used for Agriculture Associated with Farming</b>	
<b>Specification for Buildings used for Agriculture Associated with Farming</b>	
A building used for agriculture associated with Farming must satisfy the standards	
a.	of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.4.6.B.3.